Case: 2:22-cv-02653-ALM-CMV Doc #: 184-3 Filed: 06/23/25 Page: 1 of 10 PAGEID #: 5086

EXHIBIT B

Situated in Section 12, Twp. 6, Range 2, Jefferson County, Ohio and being in the City of Steubenville:

PARCEL 1:

Beginning at the Northwesterly corner of said property as described above, thence with the northerly line thereof North 89 1/4° East 1370 feet, more or less, to the intersection of said line with the westerly right of way line, if extended, of the John Scott Memorial Highway, thence with said right of way line South 10°-30' West 1400 feet, more or less, thence along a curve to the left of 2070 foot radius a distance of 1973.2 feet, thence still with said right of way line South 41°-21' East 850 feet, more or less, thence North 48°-39' East 30 feet, thence South 41°-21' East 280 feet, thence along a curve to the right of 2815 foot radius a distance of 145 feet, thence leaving said right of way line South 41° West 314 feet, more or less, thence North 44° West 1452 feet; thence North 41° East 194.7 feet, thence North 34°-00' West 346.5 feet, thence North 21° West 891 feet, thence North 67° West 1023 feet, thence North 0°-30' East 1666.5 feet to the beginning. Containing 68.7 acres, more or less.

PARCEL 2:

Beginning at a point in the easterly line of said 153 acre tract, as described above, said point being South 12° West 1055 feet, more or less, from the northeasterly corner of said original tract, thence with the easterly line of said tract South 12° West 1123 feet, more or less, to a point in the northeasterly right of way line of the John Scott Memorial Highway, thence with said right of way line North 41°-21' West 40 feet, thence North 48°-39' East 30 feet, thence North 41°-21' West 870 feet, more or less, thence along the arc of a curve to the right of 1910 foot radius a distance of 670 feet, more or less, to the southwesterly corner of the Children's Home tract, thence with the southerly line of said tract and the easterly extension of said line South 81°-19' East 1178.4 feet to the beginning. Containing 16.0 acres, more or less.

Permanent Parcel Number: 08-01519-000

EXCEPTING AND RESERVING the following real property, more described as and recorded in Volume 155, Page 869 of the Official Records of Jefferson County:

PARCEL 1:

Beginning at a point on the northerly right of way line of Mall Drive, said point being distant the following courses and distances from a reference point on the westerly right of way line of John Scott Memorial Highway at station 18+05.06; by a curve to the left having a radius of 2070.00 feet and an arc distance of 44.10 feet (chord S. 10° 18' 01" E. 44.10 feet), by a curve to the right having a radius of 50.00 feet and an arc distance of 76.64 feet (chord S. 33° 00' 12" W. 69.36 feet), S. 76° 55' 02" W. 69.09 feet, by a curve to the left having a radius of 565.00 feet and arc distance of 28.88 feet (chord S. 75° 27' 10" W. 28.88 feet), thence from the principal place of beginning along line of lands of Huberta Mining Company N. 13° 00' 00" W. 476.49 feet to an iron pin; thence still along same N. 59° 04' 15" W. 1010.25 feet to an iron pin; thence along line of lands of the Hilltop Plan of Lots N. 08° 38' 54" E. 52.97 feet to an iron ping thence through lands of Jefferson County

Technical Institute S. 59° 04' 25" E. 191.81 feet to an iron pin; thence still through same S. 72° 31′ 12" E. 948.49 feet to a point on the westerly right of way line of John Scott Memorial Highway; thence along the westerly right of way line of John Scott Memorial Highway by a curve to the left having a radius of 2070.00 feet and an are distance of 528.86 feet (chord S. 02° 21' 25 E. 528.41 feet) to a point; thence still along same by a curve to the left having a radius of 2070.00 feet and an are distance of 44.10 feet (chord S. 10° 18' 01" E. 44.10 feet) to a point at the intersection of John Scott Memorial Highway and Mall Drive; thence along the northerly line of Mall Drive by a curve to the right having a radius of 50.00 feet and an are distance of 76.64 feet (chord S. 33° 00' 12" W. 69.36 feet) to a point; thence still along same S. 76° 55′ 02″ W. 69.09 feet to a point; thence still along same by a curve to the left having a radius of 565.00 feet and an arc distance of 28.88 feet (chord S. 75° 27' 10" W. 28.88 feet) to a point at the place of beginning. Containing a total area of 5.467 acres.

PARCEL 2:

Beginning at a point on the westerly right of way line of John Scott Memorial Highway, said point being distant N. 02° 21′ 25" W. 528.41 feet from a reference point on the westerly right of way line of John Scott Memorial Highway at station 18+05.06; thence from the principal place of beginning through lands of Jefferson County Technical Institute N. 72° 31′ 12″ W. 582.89 feet to an iron pin; thence still through same N. 38° 40′ 27″ E. 111.60 feet to an iron pin; thence still through same N. 65° 05′ 58″ E. 164.60 feet to an iron pin; thence still through same S. 67° 43′ 35" E. 272.70 feet to a point on the westerly right of way line of John Scott Memorial Highway; thence along the westerly right of way line of John Scott Memorial Highway by a curve to the left having a radius of 2070.00 feet and an arc distance of 195.13 feet (chord S. 07° 40′ 35" W. 195.06 feet) to a point at the place of beginning. Containing a total area of 2.107 acres

PARCEL 3:

Beginning at a point on the southerly right of way line of Mall Drive at the dividing line of lands of Jefferson County Technical Institute and Huberta Mining Company, Inc., said point being distant the following courses and distances from a reference point on the westerly right of way line of John Scott Memorial Highway at Station 18+05.06 by a curve to the left having a radius of 2070.00 feet and an arc distance of 44.10 feet (chord S 10° 18' 01" E 44.10 feet), by a curve to the right having a radius of 50.00 feet and an arc distance of 76.64 feet (chord S 33° 00' 12" W 69.36 feet), S 76° 55' 02" W 69.09 feet, by a curve to the left having a radius of 565.00 feet and an arc distance of 28.88 feet (chord S 75° 27' 10" W 28.88 feet), S 13° 00' 00" E 60.09 feet, to said beginning point, thence along the southerly right of way line of Mall Drive in an easterly direction by a curve to the right having a radius of 505.00 feet and an are distance of 28.97 feet (chord N 75° 16' 25" E 28.97 feet); thence still along same N 76° 55' 02" E 69.07 feet to a point; thence still along same by a curve to the right having a radius of 50.00 feet and an arc distance of 76.66 feet (chord S 59° 09' 34" E 69.37 feet); thence along the westerly right of way line of John Scott Memorial Highway by a curve to the left having a radius of 2070.00 feet and an arc distance of 510.71 feet (chord S 22° 18' 14" E 509.42); thence through lands of Jefferson County Technical Institute S 60° 37′ 41" W 164.08 feet to a point; thence along lands of Huberta Mining Company, Inc. N 30° 22' 00'' W 244.52 feet; thence still along same N 13° 00' 00'' W 362.67 feet to a point at the place of beginning. Containing a total area of 2.177 acres.

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DTE Code: 670

Appraisal Research Corporation BF692(03189)

Business Name:

Property Address:

4000 SUNSET BV ,

COM/IND/UTL/EXP Printed: 12/29/2021 13:21 By: prc1

E.J. Conn, Jefferson

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Appraisal Research Corporation BF692(03189)

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E.J. Conn, Jefferson

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2-6-12 35-A 8 74.949A MAF SPLIT JEFFERSON JEFFERSON 0 4000 SUNSET STEUBENVILI COMMENT	COMM COLI COMM COLI COMM COLL BOULEVAR	EGE RD	Acres:74.9			Use Only 0106 Pg:766							
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		VALUATIO	ON SUMMARY					GRAVEL		LEVEL HIGH	■ WATER ■ SEWER		☐ AG-RES ☐ COMMERCIAL
VALUE YEAR REASON FOR CH. ESTIMATED MARKET VALUE	ANGE LAND IMPR							DIRT SIDEWALKS		LOW ROLLING STANDARD	GAS ELECTF STANDA	IIC 🗌	INDUSTRIAL
ASSESSED VALUE	TOTAL LAND IMPR TOTAL						B. A	TOPGRHY ACCESS LOCATION SZ/SHAPE		INFLUENCI F. VACANCY G. RESTRICT H. OTHER I. Partial Intere		J. EX FR R. REVA	
	Ţ,												
LAND TYPE		SIZE	M RATE	С		INF	M	VALUE	С				
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iuldis.	Total At	UES 14.343U					1,03	00,100	U	1,030,730			

Appraisal Research Corporation BF692(03189)

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E.J. Conn, Jefferson

	EX WALL		В	ROOFING		В	WINE	ow		В	DOOL	RS	В	FOU	OITADI			В				
					STONE			GABLE/HIP			STORE	FRT] [OVERH	EAD		SLAB				
CLASS/QUALITY RAN	IK				BRICK			SHED/FLAT			CASEM	ENT] [CRAWL				
A) FP STRUCT. STEE	L FRAN	1E	1. BAS	C	CON BLK			CON DECK			DBLH] [PILE/CC)L		REINF CONC	
B) R.C. FRAME			2. FAIR		WD/MTL			MTL DECK			SLIDE E	3Y] [REINFO	R		CB/MASON	
C) MASONRY BEARIN	IG WAI	LS	3. AVE		ENAM STL			ND DECK			CANOP	Υ		В				STEEL			FRAME	
D) WD OR STEEL FR	EX. WA	ALLS	4. GOC	D	ALUM/VYL			METAL			LIGHTE	D]		STEEL	INS		BRICK			POLE [
S) METAL M) MILL P) POLE		5. EXC	EL	CON PANE	L		ASPH			SOFFIT	S	[WOOD			STONE			TILT UP	
TOTAL AREA	F	PERIMET	ΓER	(PLATE GLS	3		RUBBER			CSW		[MTL			CON BL	K		SANDWICH [
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